



THE STORY OF

# Canal Farm

*Honing, Norfolk*

SOWERBYS



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THE STORY OF

# Canal Farm

Honing, Norfolk  
NR28 9QU

Viewings Strictly By Appointment Only

Glorious Farmhouse

Exceptional Privacy at End of Track

Five Bedrooms

Wonderfully Presented

Wealth of Period Features Including Functioning Shutters

Breath-taking Unconverted Barn

Over 5,000 Sq. Ft. of Outbuildings

Far Reaching Field Views

Enchanting Plot of Approximately 1.6 Acres (STMS)

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“Looking out of the kitchen window towards the barn in the evening glow.”

Canal Farm is an extraordinary farmhouse, which has provided an entire generation of happy memories and a fulfilling lifestyle.

The main house covers approximately 3,000 sq. ft. and the large addition of a barn and further outbuildings covers a total of 5,000 sq. ft.

The house is filled with charm, plenty of period features and reams of natural light. The sitting room offers a very inviting feeling with an original exposed brick fireplace and pamment tiled floor.

The dining room showcases yet another stunning fireplace with plenty more natural light to host with family and friends in a cosy environment, whilst the kitchen provides more of a calm and elegant space. This has become synonymous with elegant country homes, complete with handmade cabinetry, a butler sink and a large AGA, for the best country cooking.

Leading off from the kitchen is a large boot room, utility and guest WC, which provides for more of the day-to-day practicalities of country living.







Unusually for a period farmhouse, the first-floor landing is an extraordinary galleried space, inviting the natural light to flood the space, whilst providing access to three spacious bedrooms. These all enjoy the wonderful countryside views that surround. An impressive principal suite boasts two large built-in wardrobes, in addition to the large en-suite with yet more picturesque views of far-reaching fields. The further two bedrooms are well-served by the central bathroom.

“We love the privacy and easy ability to escape the world.”

Heading up to the second floor, there is another two bedrooms boasting the striking vaulted ceilings. Both rooms have the versatility to serve as an excellent study space, studio or hobby room, as well as a bedroom. A further shower room on the second floor ensures both rooms are well-served for which ever purpose they may best suit.



A standout feature of this home is of course the extraordinary and historic Norfolk barn found within the grounds. A beautiful brick and flint structure, superbly versatile in the purposes it can serve for a fulfilling lifestyle. With a complex of further outbuildings surrounding it, the floor area covered is approximately 5,500 sq. ft.

The farmhouse and outbuildings sit within a very enchanting plot of approximately 1.6 acres (STMS), with beautifully maintained hedging within the house gardens and mature planting and trees scaping the remainder, making this home a real countryside haven. Don't miss the opportunity to make this delightful residence your own.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ALL THE REASONS



# Honing

IN NORFOLK  
IS THE PLACE TO CALL HOME



Situated 15 miles north east of Norwich and 13 miles south east of the popular seaside town of Cromer lies the village of Honing.

Although Honing is very secluded, there is a great sense of community around the village, with some of the most fantastic countryside walks on your doorstep. Weavers Way is long distance footpath that runs for 56 miles between Cromer and Great Yarmouth, along what was once, the Midland and Great Northern Joint Railway. This is very popular for those enthusiastic about exercise as well as great for family outings.

North Walsham is the nearest town and offers many amenities including a range of supermarkets, leisure facilities, shops, primary and secondary schools, sixth form college, doctors surgeries and a cottage hospital.

There are regular bus and train services to the cathedral city of Norwich, where there

are a wider range of facilities including an international airport and mainline.

There are many great beach locations within a short drive, Happisburgh being one of them. You can visit the oldest working lighthouse on the Norfolk coast and it's the only independently operated light in the UK. As the skies are so vast in Norfolk, the beaches feel very spacious, a great place to relax and unwind.

Equally, the city of Norwich is named as one of the best places to live in 2021, and lies at the confluence of the River Yare and the River Wensum, still winding its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.



Note from the Vendor



Canal Farm and surrounding land.

“It has allowed us to become part of a community.”

THE VENDOR



SERVICES CONNECTED

Mains electricity. Water via bore hole. Oil central heating.  
Drainage via septic tank.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:- 0834-9425-7300-0071-8222

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///shuffles.workers.gasp

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# SOWERBYS



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